



CLEARING PERMIT

Granted under section 51E of the Environmental Protection Act 1986

PERMIT DETAILS

Area Permit Number: 7372/1

File Number: 2016/000889-1

Duration of Permit: 22 July 2017 to 22 July 2019

PERMIT HOLDER

Mr John Finbarr O'Brien

Ms Tara Ann Dowling

LAND ON WHICH CLEARING IS TO BE DONE

Lot 59 on Plan 16721, Mariginiup

AUTHORISED ACTIVITY

The Permit Holder shall not clear more than 110 native trees within the areas cross hatched yellow on attached Plan 7372/1.

CONDITIONS

Nil

Simon Weighell

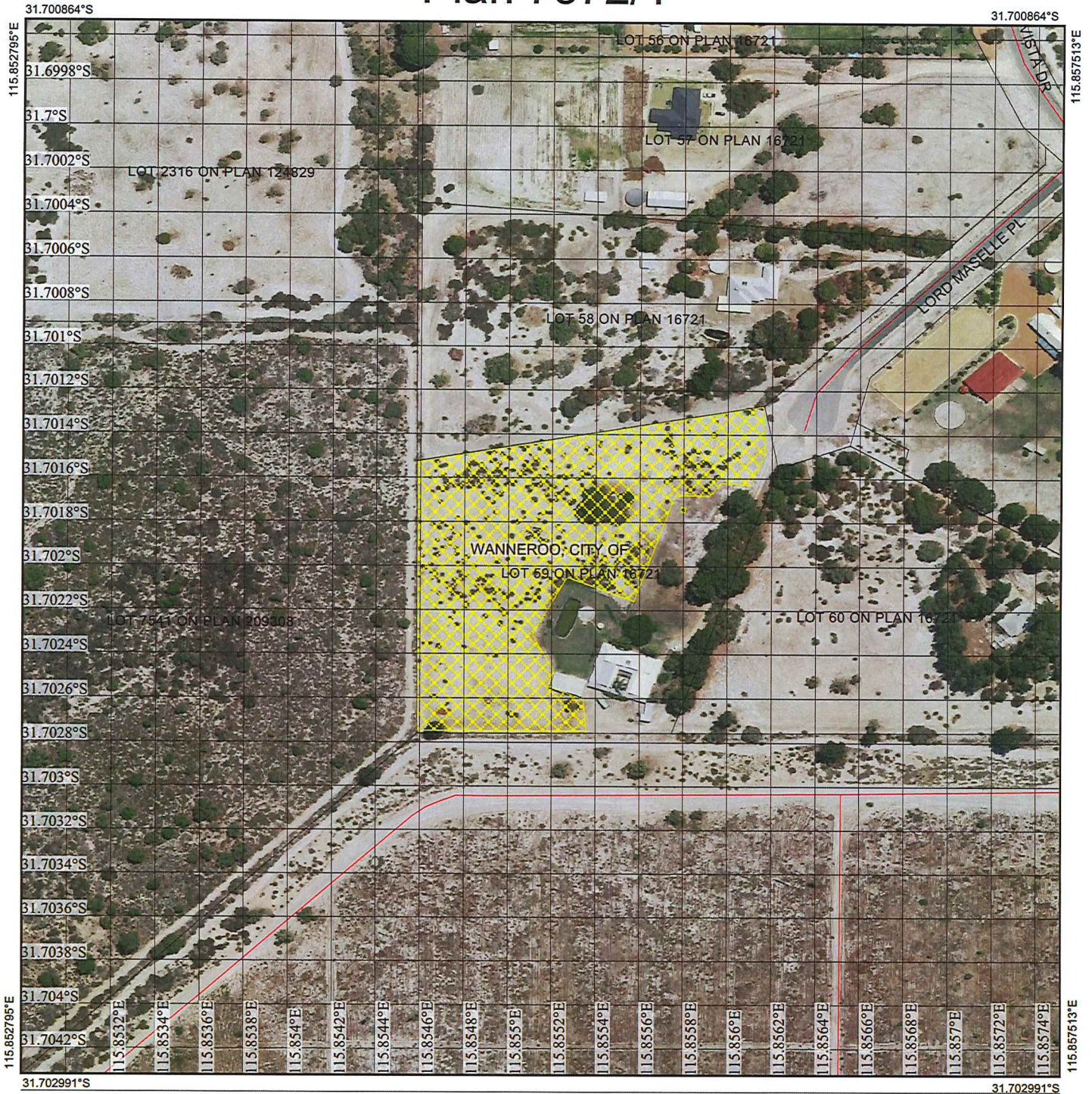
A/MANAGER

CLEARING REGULATION

*Officer delegated under Section 20
of the Environmental Protection Act 1986*

22 June 2017

Plan 7372/1



Legend

-  Roads
-  Imagery
-  Clearing Instruments Activities
-  Local Government Authority
-  Cadastre



1:2,369
 (Approximate when reproduced at A4)
 GDA 94 (Lat/Long)
 Geocentric Datum of Australia 1994

S. Weighell
 SIMON WEAHELL Date 22/6/17

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986



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1. Application details

1.1. Permit application details

Permit application No.: 7372/1
Permit type: Area Permit

1.2. Applicant details

Applicant's name: Mr John Finbarr O'Brien
Ms Tara Ann Dowling

1.3. Property details

Property: Loy 59 on Plan 16721
Local Government Authority: City of Wanneroo
DER Region: Greater Swan
DPaW District: Swan Coastal
Localities: Mariginiup

1.4. Application

Clearing Area (ha)	No. Trees	Method of Clearing	For the purpose of:
	110	Mechanical Removal	Grazing & pasture

1.5. Decision on application

Decision on Permit Application: Granted
Decision Date: 22 June 2017
Reasons for Decision: The clearing permit application was received on 17 November 2016 and has been assessed against the clearing principles, planning instruments and other matters in accordance with section 51O of the *Environmental Protection Act 1986*. It has been concluded that the proposed clearing is not likely to be at variance to any of the clearing Principles.

The Delegated Officer determined that the proposed clearing is unlikely to have any significant environmental impacts.

The Delegated Officer took into consideration the development approval issued by the City of Wanneroo in the decision to grant a clearing permit.

2. Site Information

2.1. Existing environment and information

2.1.1. Description of the native vegetation under application

Vegetation Description	Clearing Description	Vegetation Condition	Comment
Hedde vegetation Bassendean complex-north is comprised of low open forest and low open woodland of <i>Banksia</i> species, <i>Eucalyptus tottiana</i> (Pricklybark) to low woodland of <i>Melaleuca</i> species and sedgelands which occupy the moister sites (Hedde et al., 1980).	The applicant proposes to clear 110 grass trees (<i>Xanthorrhoea</i> sp.) within Lot 59 on Plan 16721, Mariginiup, for the purpose of pasture and creating horse paddocks.	Completely Degraded; No longer intact, completely/almost completely without native species (Keighery, 1994).	The condition of the vegetation under application was determined via a review of aerial imagery.

3. Assessment of application against clearing principles

Comments The application to clear up to 110 grass trees (*Xanthorrhoea* sp.) within Lot 59 on Plan 16721, Mariginiup, for the purpose of pasture and creating horse paddocks, is not likely to have any significant environmental impacts. The application area is considered to be in a completely degraded (Keighery, 1994) condition and is not likely to contain a high level of biodiversity.

The proposed clearing will be specific to grass trees which are not classified as threatened under the *Wildlife Conservation Act 1950* or listed as a priority species by the Department of Parks and Wildlife. The 110 trees within the application area are not representative of a threatened or priority ecological community and are not likely to constitute a significant remnant within an extensively cleared area.

The scattered grass trees within the application area do not form part of a larger structured remnant of native vegetation and in isolation, are considered unlikely to provide significant habitat for fauna. Furthermore, the trees under application do not provide any landscape linkage values, and given the distance to the closest conservation area (Bush Forever site 161 located approximately 950 metres east), the proposed clearing is not likely to impact on any conservation areas.

According to available datasets there are no wetlands or watercourses mapped within the application area and given the extent of clearing, relatively flat mapped topography and mapped highly permeable sandy soils, the proposed clearing is not likely to impact on riparian vegetation, contribute to or cause land degradation, deteriorate the quality of ground water or surface water and is not likely to cause or exacerbate flooding.

Given the above, the proposed clearing is not likely to be at variance to any of the clearing Principles.

Methodology

References:
Keighery (1994)

GIS Databases:
SAC Bio Datasets (Accessed June 2017)
Hydrography, Linear
Hydrography, Hierarchy
Geomorphic Wetlands, Swan Coastal Plain
Parks and Wildlife Tenure
Topography, Statewide

Planning instruments and other relevant matters.

Comments The application was advertised in *The West Australian* newspaper on 19 December 2016, by the Department of Environment Regulation, inviting submissions from the public within a 21 day period. No public submissions were received.

There are no Aboriginal Sites of Significance mapped within the application area.

The application area is within the Gngangara Underground Water Pollution Control Area and is managed for Priority 2 (P2) source protection. The Department of Water (DoW) advised that P2 areas occur where the land is zoned rural and are defined and managed to maintain or improve the quality of the drinking water source with the objective of risk minimisation.

DoW advised that "in P2 areas horse facilities are considered a conditional land use. That is, special stocking rate limits apply as per the DoW's Water Quality Protection Guideline No.13 – Environmental Guidelines for Horse Facilities and Activities (Water and Rivers Commission 2002). The DoW has determined, from Department of Agriculture and Food (DAFWA) soil type mapping, that the subject site has a stocking rate unit code of SR3, which in a P2 area allows for a stocking rate of 5 hectares per horse. The DAFWA classify a horse as 10 Dry sheep equivalents (DSE) and therefore the DoW would only support the keeping of 2 DSE or small horses" (DoW, 2017). The applicant proposes to keep two miniature horses on the property.

The applicant has obtained development approval, subject to conditions, from the City of Wanneroo to construct stables for two miniature horses which will be kept on the property (City of Wanneroo, 2017).

Methodology

References:
City of Wanneroo (2017)
Department of Water (DoW) (2017)

GIS Databases:
Aboriginal Sites of Significance

4. References

- City of Wanneroo (2017) Development Approval. Additional Information for Clearing Permit Application CPS 7372/1 (DER Ref A1439368).
- Department of Water (DoW) (2017) Direct Interest Response regarding Public Drinking Water Source Areas for Clearing Permit Application CPS 7372/1. Department of Water, Western Australia. DER Ref A1359364.
- Hedde, E. M., Loneragan, O. W., and Havel, J. J. (1980) Vegetation Complexes of the Darling System, Western Australia. In Department of Conservation and Environment, Atlas of Natural Resources, Darling System, Western Australia.
- Keighery, B.J. (1994) Bushland Plant Survey: A Guide to Plant Community Survey for the Community. Wildflower Society of WA (Inc). Nedlands, Western Australia.